



RESTAURANT + FLAT

RESTAURANT
6 ARWENACK STREET
FALMOUTH
CORNWALL TR11 3HZ

- A LICENSED RESTAURANT WITH HARBOUR VIEWS
- RARE OUTDOOR SEATING AREA
- LOCATED IN THE BUSY CORNISH TOWN OF FALMOUTH
- RESTAURANT SEATING AREA PLUS BAR AREA
- FULLY EQUIPPED SPACIOUS COMMERCIAL KITCHEN
- INTEGRAL FIRST FLOOR BEDROOM FLAT WITH VIEWS
- ATTRACTIVE PERIOD GRADE II LISTED BUILDING

LEASEHOLD - £98,750 + SAV

ENQUIRE NOW

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LOCATION

The Lookout is in the heart of Falmouth which is a vibrant and busy town situated on the South Coast of Cornwall. The town regularly features in The Sunday Times Best Places To Live Guide who describe it as a community where you can live, work and enjoy the charms of the Cornish coast all year. The town has an ever-growing student population boosting the local population.

Falmouth appeals to a large number of tourists throughout the year. Visitors are attracted to the fine beaches, prime sailing waters, walking along the South West Coast Path, and the diverse and renowned restaurant and café culture. There are many festivals throughout the year - the most famous being The Sea Shanty Festival in June and the Oyster Festival in October, which attracts thousands of fans, as well as regular visits from the Red Arrows, Tall Ships and Cruise Ships. The premises are found in the popular Arwenack Street area of the town, home to an attractive mix of businesses.

DESCRIPTION

The Lookout is a well presented restaurant with harbour views and a rare spacious outdoor seating area. Overlooking Arwenack Street, a glazed entrance door leads into a lobby area leading up to the bar area and restaurant seating. Currently laid out for circa 20 covers, the accommodation is well decorated with exposed timber flooring, solid wood tables and chairs. Two large sash windows look out to the picturesque Falmouth harbour. The bar area is well equipped with fridges, shelving, glass washer, till point, coffee machine and wooden topped bar.

Stairs lead down to the lower ground floor offering stores and 2 x WCs, access to the spacious fully fitted and equipped commercial kitchen, with extraction, 6-ring range, grill, fryers, chillers, shelving hygiene walls and window to the rear.

To the back of the property is a delightful enclosed outdoor seating area for circa 50 plus covers with views to the harbour, a mix of circular metal and picnic style tables and large canopy umbrella. A rare commodity in Falmouth offering both views and private outdoor seating.

The upper floor comprises a 1 bedroom flat, with views to the rear, a lounge\kitchen, bedroom with en-suite bathroom, currently used for light storage.

The Lookout offers an exciting opportunity to acquire a Falmouth town centre restaurant with attractive décor and layout, harbour views, rare outdoor seating and integral living accommodation.

THE BUSINESS

The Lookout trades throughout the year varying between 5 and 7 days a week depending on the season, 10:00am to 14:30 and 18:00 to 20:45, offering a popular breakfast menu, lunch and dinner based on a tapas menu with dishes from around the world, a wide selection of hot and cold beverages, alcoholic drinks, teas and coffees are on offer. Our client operates as the owner and chef, with staff assisting front-of-house and in the kitchen. The restaurant is licensed for alcohol and benefits from a 4 hygiene rating. The restaurant is well reviewed with a 4.5 rating on Tripadvisor, 4.6 Facebook and 4.6 on Google.

ACCOMODATION

(All measurements and dimensions are approximate and should be checked)

Ground Floor

Lobby	3.90m x 2.11m
Store	3.17m x 1.79m narrowing to 2.27m
Bar area	4.46m x 3.5m
Seating Area	5.25m x 3.37m

Lower Ground Floor

Stores	
WCs	
Kitchen	3.73m x 4.08m

First Floor

Lounge\Diner	3.55m x 3.55m
Kitchen	2.32m x 1.90m
Bedroom	3.70m x 2.60m
Bathroom	

External Stores : Not measured

EPC

Rating B - Expires 8th October 2032
Certificate Number 6573-4335-3838-4351-7582

TENURE

The premises are offered by way of a new 6 year lease at a rent of £22,500 per annum for use as a restaurant café/bar and flat. A copy of the lease is available upon request.

FIXTURES AND FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale. A detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. Properties serving alcohol must have a holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice in respect of the transfer of the alcohol licence and any legal requirements.

RATEABLE VALUE

Rateable Value (2023 List) £23,000

Prospective occupiers should check Cornwall Council to the actual rates payable which may include currently available discounts resulting in nil rates payable.

PRICE

£98,750 plus stock at valuation for the leasehold interest, business, fixtures, fittings and goodwill.

ACCOUNTS

Financial information available on request.

VIEWINGS

By appointment only with the agents, the owner requests strictly no direct contact to be made.



Barney Peters

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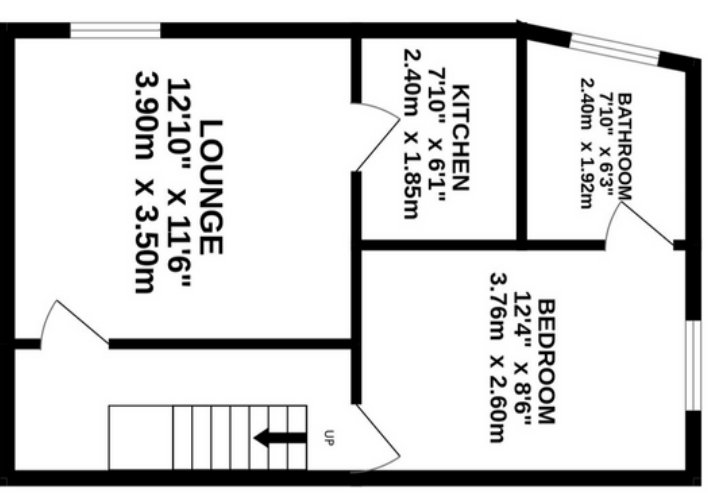
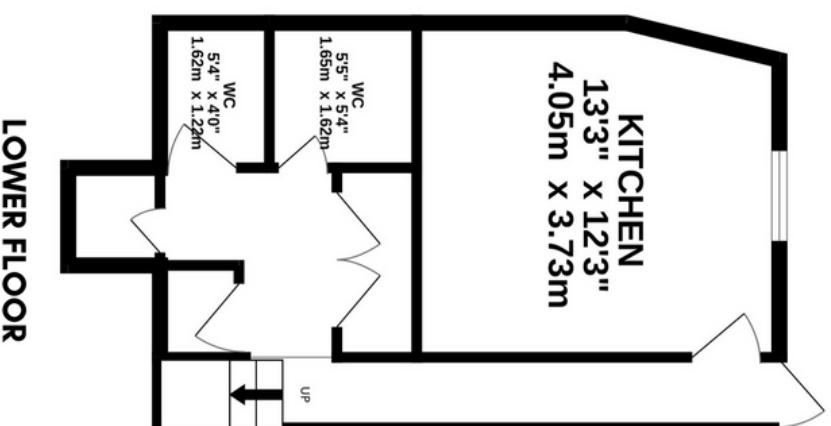
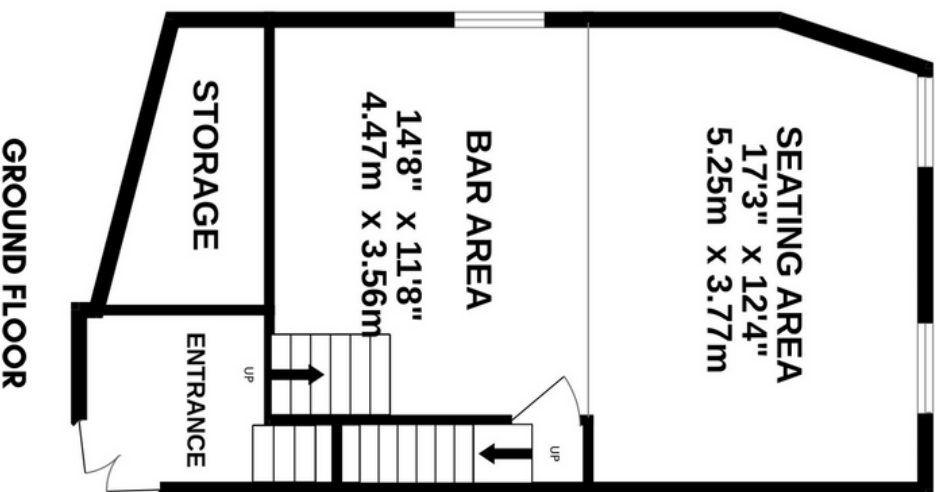
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SBC Property is the trading name of Scott Burrige Commercial LLP

GROUND FLOOR

THE LOOKOUT 6 ARWENACK STREET

FALMOUTH TR11 3HZ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.